



Property Highlights

| | |
|------------|-------------------|
| Address | 2800 Walnut St |
| Building | 49,163 SF |
| Available | 2,700 - 18,169 SF |
| Year Built | 1952 |
| Renovated | 2017 |

2800
Walnut
Denver, CO

Nothing Without
Courage



Building 1

10,356 RSF

Property Highlights

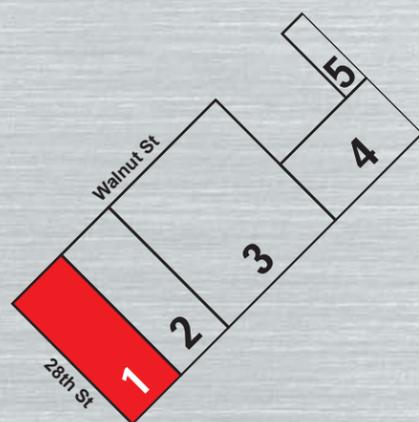
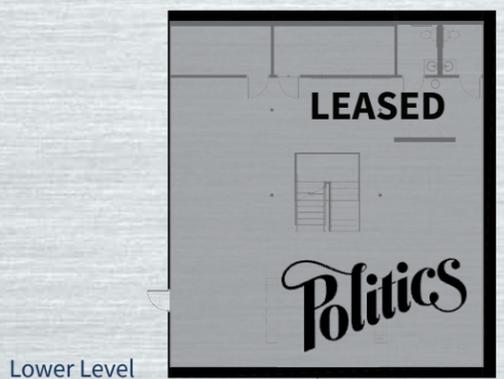
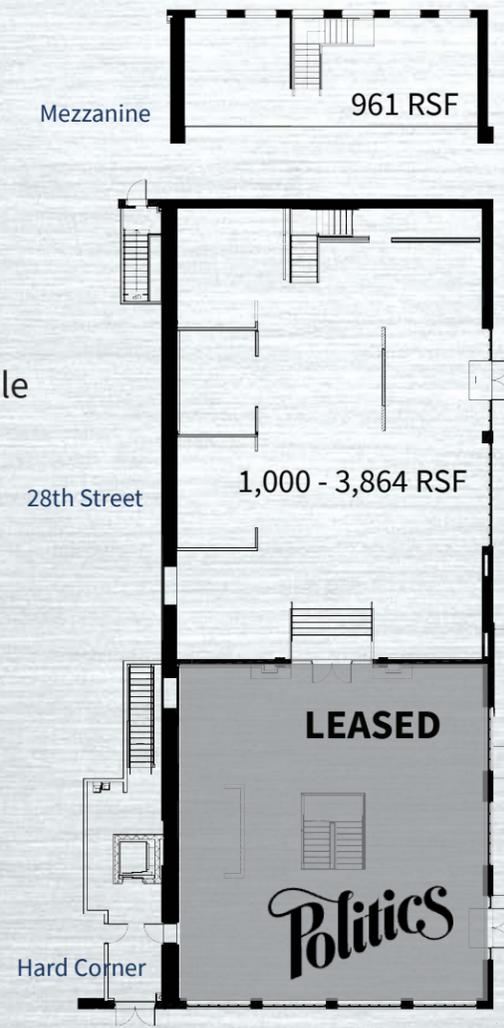
Full building or demising options available

Availability

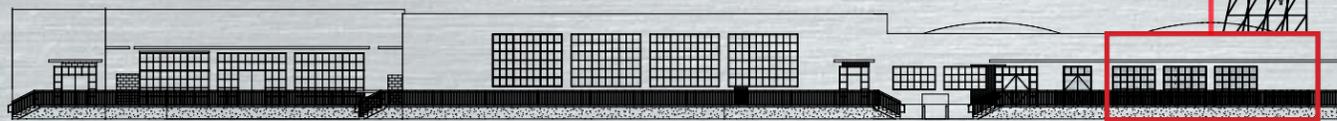
28th & Mezzanine: 4,825 RSF

Uses

- Retail
- Food & Beverage
- Service
- Speakeasy



Building 1



Building 3

18,169 RSF

Property Highlights

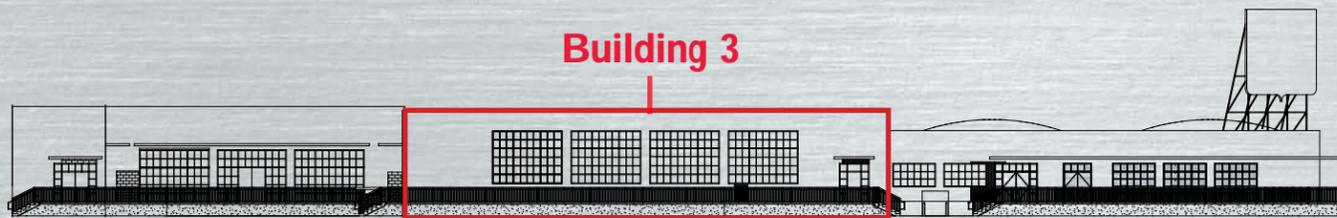
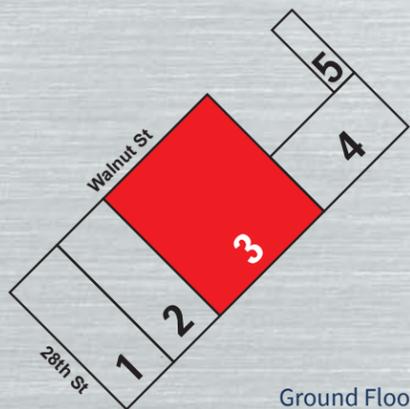
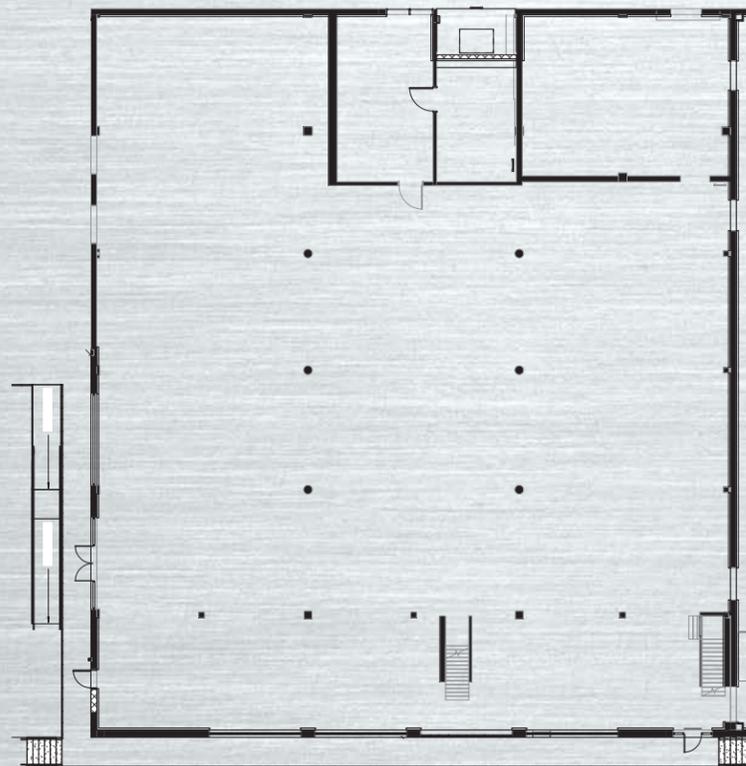
Can be combined with 4 & 5
for up to 26,239 RSF

Availability

Ground Floor: 15,086 RSF
Mezzanine: 3,083 RSF

Uses

Office
Retail
Eatertainment



Building 4/5

8,070 RSF

Property Highlights

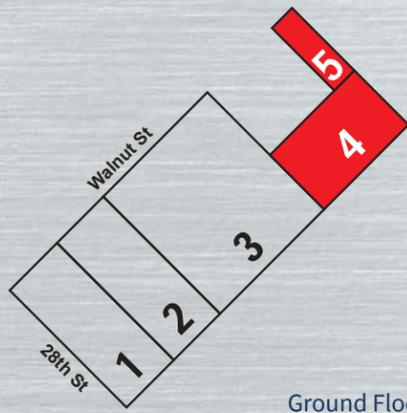
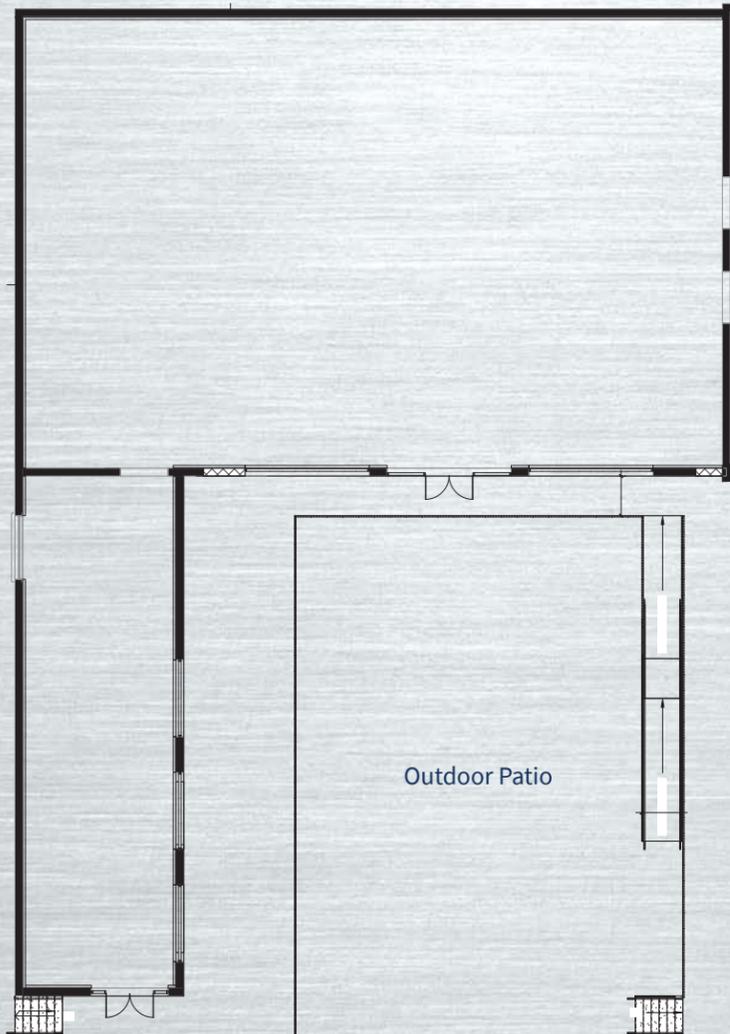
Large outdoor patio
Can be combined with 3
for up to 26,239 RSF

Availability

Ground Floor: 7,126 RSF
Mezzanine: 944 RSF

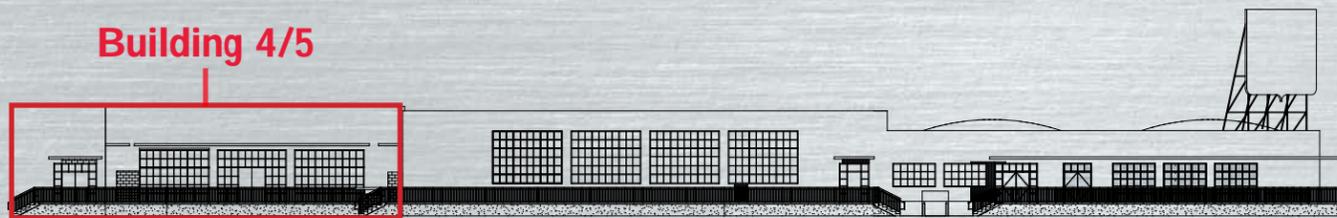
Uses

Office
Retail
Eatertainment



Ground Floor

Building 4/5



Rockies Parking Lot
2,000+ Spaces

YARBIRD
RIVIAN
Puttshack

BIEFSTADT
PUB

MEEK
modern + vintage

Blake St

WEST MAIN

HALFDAYS
SPITZ
VISON'S WEST COAST RESTAURANT

PLANTA
BURTON

The Hartley
16 Units

MEHA
CORSICA

NEW LIFE

Modera River North
182 Units

SMOXY
CIGARS

BLUE SPARROW
COFFEE

Under Construction
65K SF Office

Walnut St

STOWAWAY

Green Spaces

patagonia

ROARK
CARNE

PENDELTON
DADDYMAN
DENTAL

FAHERTY

ARCADIA

HADDOYARK

Redeemer
PIZZA
BANSHEE
HOUSE

LARIMER
LOUNGE

2800
Walnut
Denver, CO

The NOW

COCOX
BECKON

Future
Development

FEDERALES

Finn's
MANOR

ODELL
BREWING
CO.

SHAKE
SHACK

Larimer St

FUTURE DEVELOPMENT

Marine Layer

AMERICAN
BONDED

GROUND FLOOR
SALON

28th St

BEE
CREMA
BEACON

OUR MUTUAL FRIEND

PIT FRIEND
BARBECUE

29th St

barcelona

RATIO
BEERWORKS

THE BLOCK DISTILLING CO.

30th St

RYE
SOCIETY

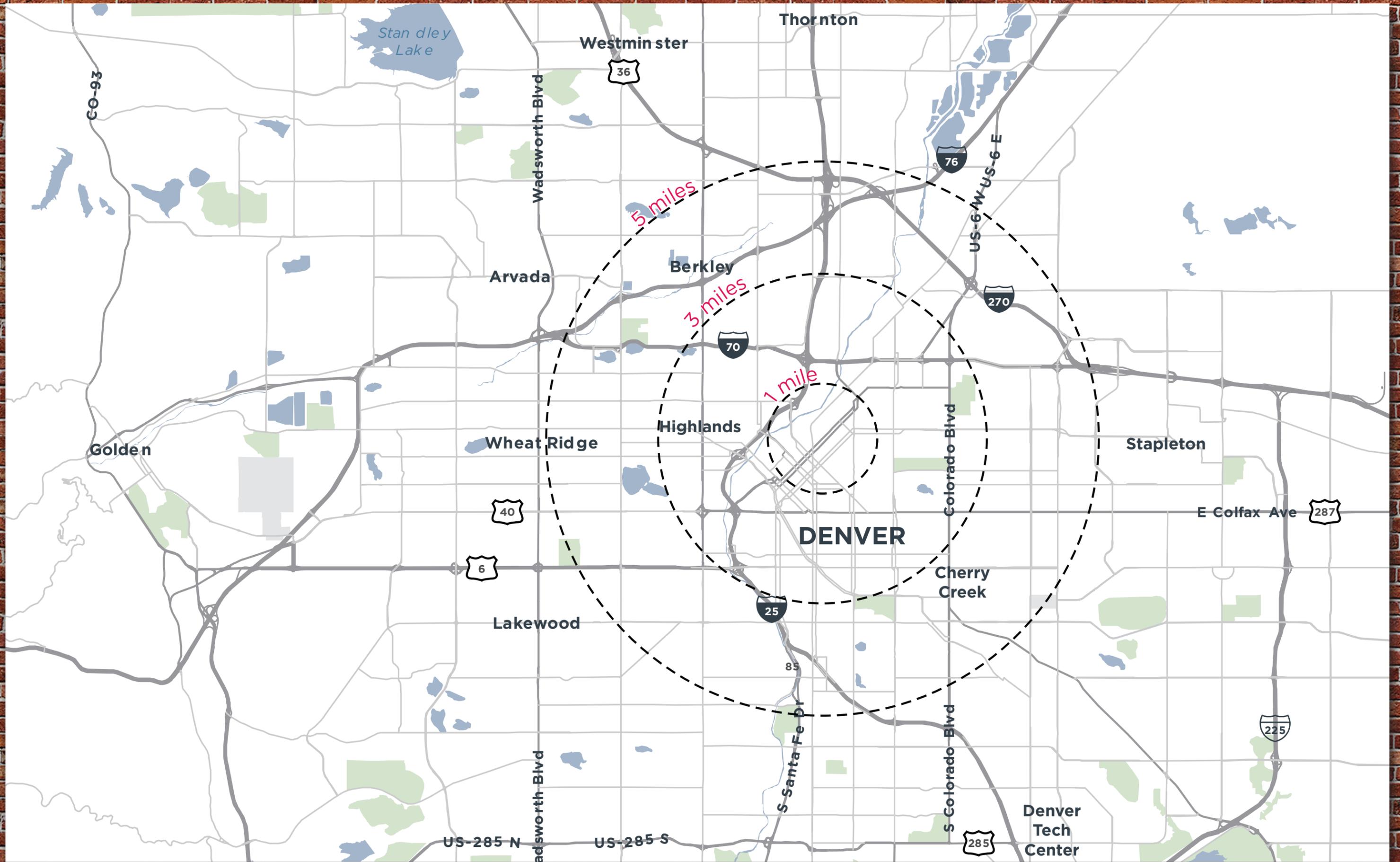
31st St

Lawrence St

uchi

Metropolis

AVA RINO
246 Units



CBD LODO PLATTE STREET LOHI

2800 Walnut
Denver, CO

Death & Co
CART-DRIVER
movement climbing + fitness
The DCM
IL POSTO CASUAL ITALIAN PASTRY
FISH & BEER OYSTERCETTE
DIO MIO
LIBERALE
COBO
BARCELONA WINE BAR
SHAKE SHACK
THE INFINITE MONKEY THEOREM

Puttshack
YARDBIRD

City Bark

MAA River North Mid-America
2017 - 359 Units

Denargo Market
BlackRock + Golub Proposed

2950 Arkins
Holland
U/C - 374 Units

Hanover RiNo
Hanover
U/C - 390 Units

corepower YOGA

Steelhouse
Beacon Capital Partners
U/C - 334,000 SF

Edison RiNo
Clarion Partners
2018 - 277 Units

Dylan RiNo
Centerspace
2017 - 274 Units

Camden RiNo
Comden Property Trust
2020 - 233 Units

Link 35
JLE Properties
2017 - 66 Units

Edit at River North
Zocalo Development
2021 - 366 Units

BURTON
IMPROPER CITY
patagonia

Block 32
Mountain View Capital
2013 - 205 Units

DriveTrain RiNo
Carmel Partners
2021 - 400 Units

34th & Brighton
McWhinney
Proposed

HOP ALLEY
barhelix

T3 RiNo
Hines
U/C - 235,000 SF

Zeppelin Station
Zeppelin
2018 - 100,000 SF

Source Hotel
Stockdale Capital Partners
2018 - 100 Keys

RiNo Park
MOCKERY BREWING

NUMBER THIRTY EIGHT

EXDO
EVENT CENTER

kindness
yoga

HUB South
Met Life
2019 - 279,300 SF

SIGBY'S POLLY
A CRAFTY WINE & COLLABORATION

Catalyst & Watershed
Koelbel
380,000 SF

Catbird
Sage Hospitality
2021 - 165 Rooms

HUB North
Beacon Capital Partners
2020 - 115,000 SF

Vib Denver
TWC Management
2022 - 140 Key Hotel

Rhinocropolis

The Current
Schnitzer West
U/C - 238,000 SF

RiNO
BEE GARDEN

Walnut Flats
Urban Land Conservancy
2020 - 66 Units

FoundryLine
McWhinney
U/C - 348 Units

Ride at RiNo
Castle Lanterra
2019 - 84 Units

Revolution 360
Haselden
2020 - 171,000 SF

CAMP
BOW WOW

NATURAL
GROCERS

BLUE MOON

The Butcher Block
Cafe

Industry RiNo Station
Clarion Partners
2017 - 180,000 SF

World Trade
Golub Proposed

Pepsi Site
Carmel Partners
Proposed

Revolution 360
Haselden
2020 - 171,000 SF

NATURAL
GROCERS

The Butcher Block
Cafe

- MULTIFAMILY
- OFFICE
- HOTEL
- MIXED-USE
- BAR/RESTAURANT
- RETAIL
- PEDESTRIAN BRIDGE
- COMMUTER RAIL STATION

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